

Coyote Valley Specific Plan

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Introduction to Form-Based Zoning Codes

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Topics

- Conventional Zoning and Form-Based Codes
- Preparing a Form-Based Code
- Using a Form-Based Code

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Paul Crawford, FAICP, CNU

- Director of Planning, San Luis Obispo County, 1980 – 1990
- President of Crawford Multari & Clark Associates 1990 to present
- Co-author of over 40 general and specific plans, 90 zoning codes, 20 form-based codes
- Co-author of *Codifying New Urbanism*
- Board Chair of the national Form-Based Codes Institute

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Form-Based Codes in California

Adopted

City of Sonoma
Pleasant Hill BART
Central Hercules
Petaluma Central District
City of Azusa
Downtown Ventura
City of Cotati
Downtown Newhall
Downtown Montclair

In Progress

Chico – Merriam Park
King City Downtown
City of Grass Valley
City of Palo Alto
Paso Robles – Olsen/Beachwood
Visalia – Southeast Visalia
Uptown Whittier
Downtown Santa Ana
North Newhall
City of Ventura
San Jose – Coyote Valley

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Urban Place-Making Components

- Streets, blocks, lots – Intersection spacing, block dimensions, lot sizes
- Streetscape – ROW width, lane widths, landscape, street furniture
- Buildings – Placement, height, frontage, type, form, mass, style

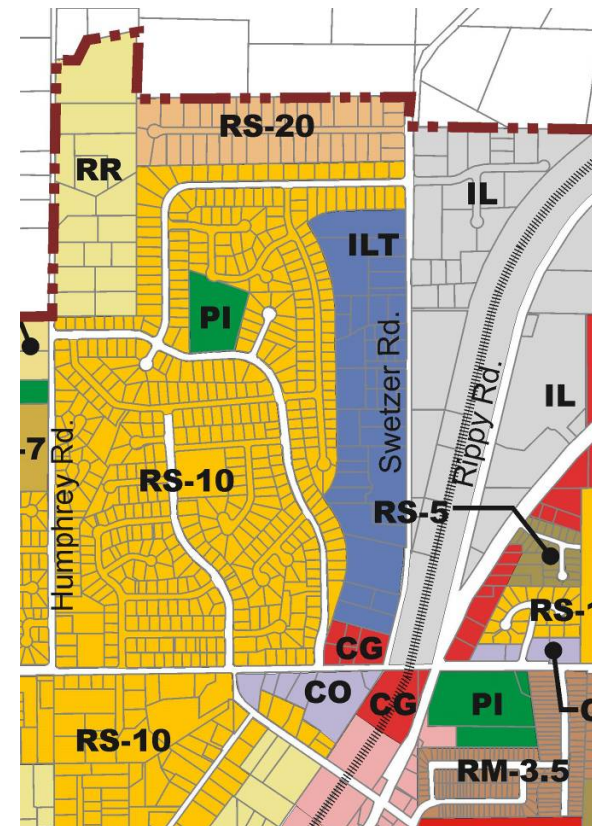
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Conventional Zoning Features

- Use-based zoning districts
- Regulation of land use types
- Zone-based development standards
- Density
- Standards for parking, signs, etc.

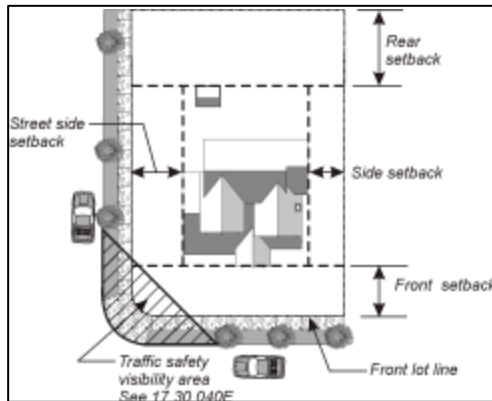


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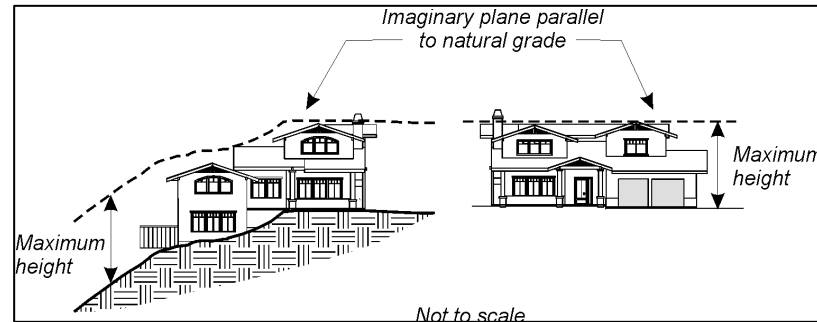
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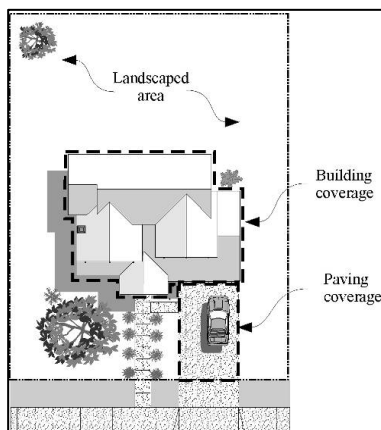
Zone-Based Standards



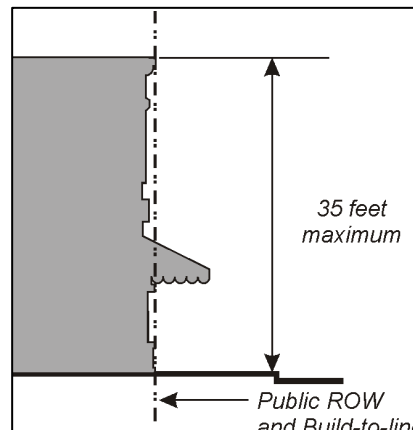
Setback Requirements



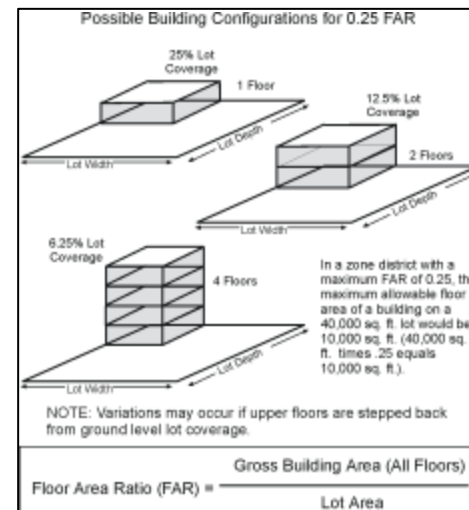
Suburban Height Limits



Site Coverage



Urban Height Limits



Floor Area Ratio

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Form-Based Code Concepts

- Rules for building form as important as land use regulation
- Emphasis on mixed-use and mixed housing types
- Greater attention to streetscape and design of public realm; and the role of individual buildings in shaping the public realm
- Standards for building form and mass consciously based on context and/or desired changes
- Design-focused coding process

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Form-Based Code Standards

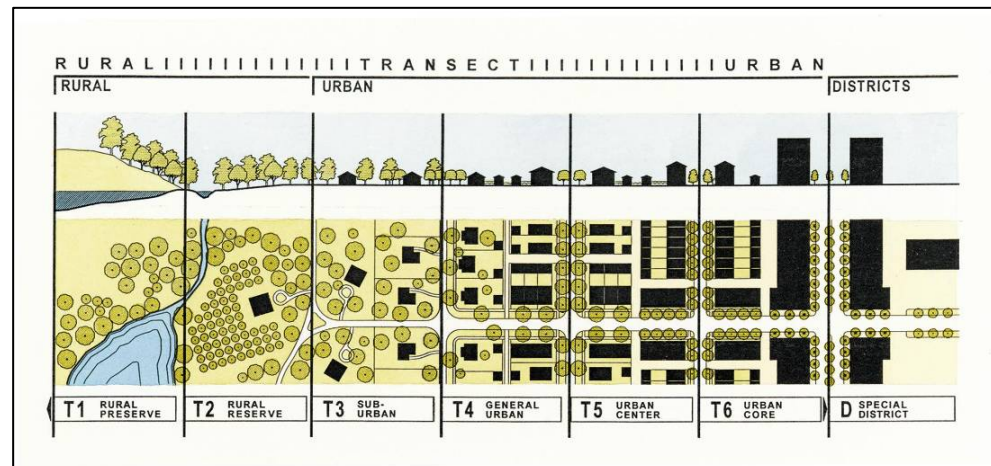
- FBCs include key conventional code standards
 - Building placement (setbacks, coverage)
 - Building height and profile (height limit, projections, encroachments)
 - Parking, landscaping, signs
- Regulating Plan maps intensity, form and character rather than simply land uses



DOWNTOWN SPECIFIC PLAN
VOLUME 1, CHAPTER 1

REGULATING PLAN

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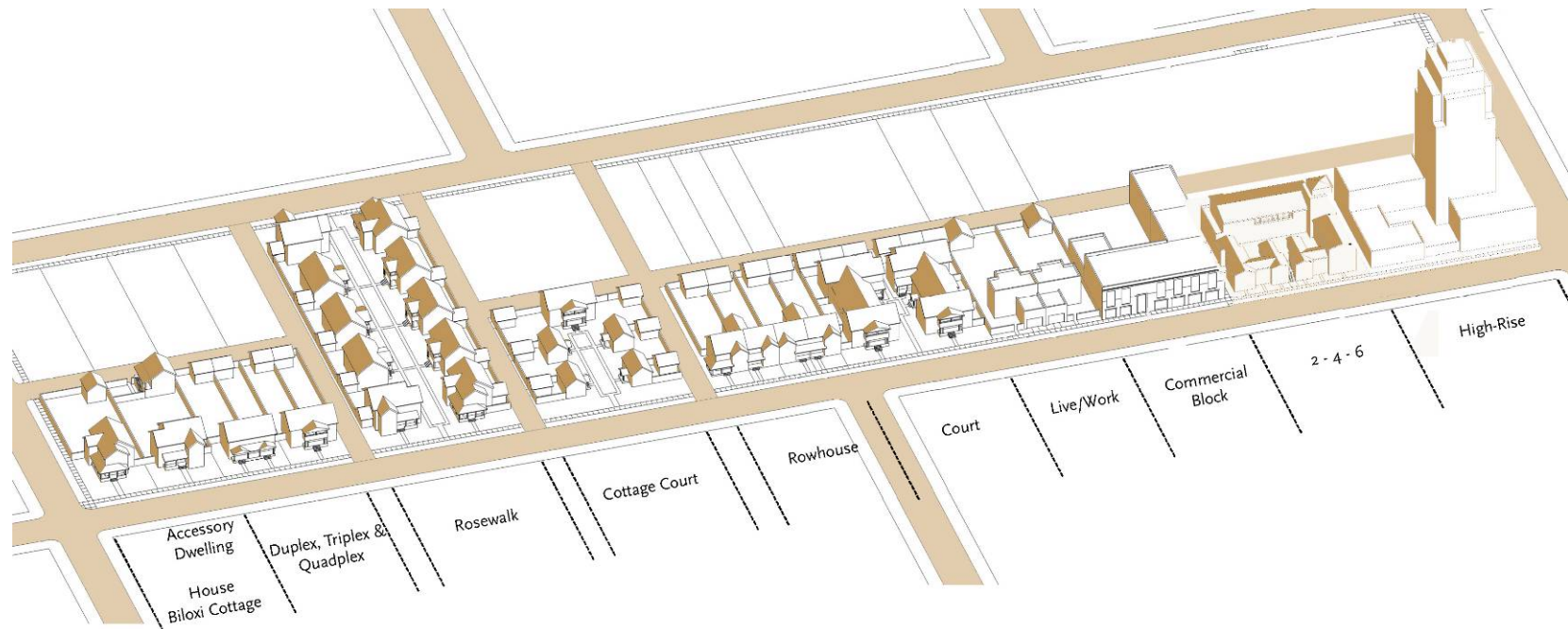
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Form-Based Code Standards

- Build-to lines may replace setbacks
- Frontage type requirements shape the public realm
- Building type requirements relate buildings to one another
- Street standards considered and/or revised



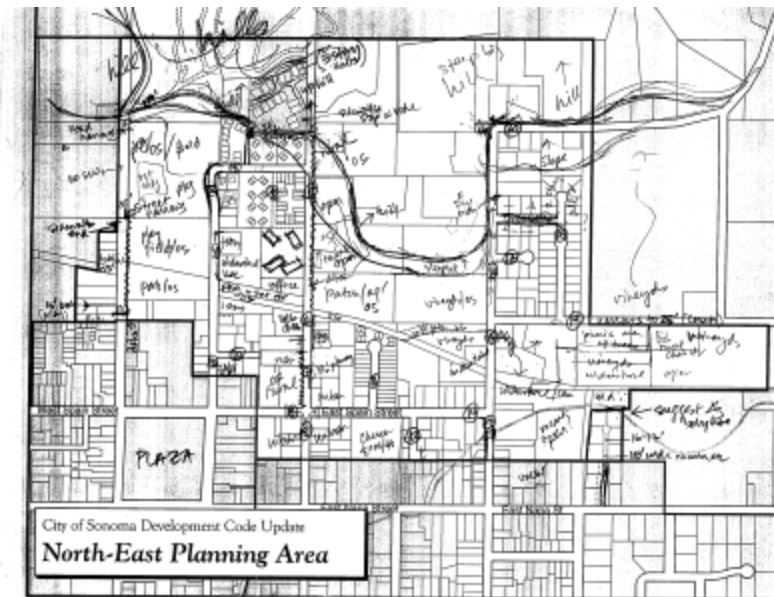
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Preparing a Form-Based Code

1. Existing conditions analysis and inventory
2. Visioning and planning



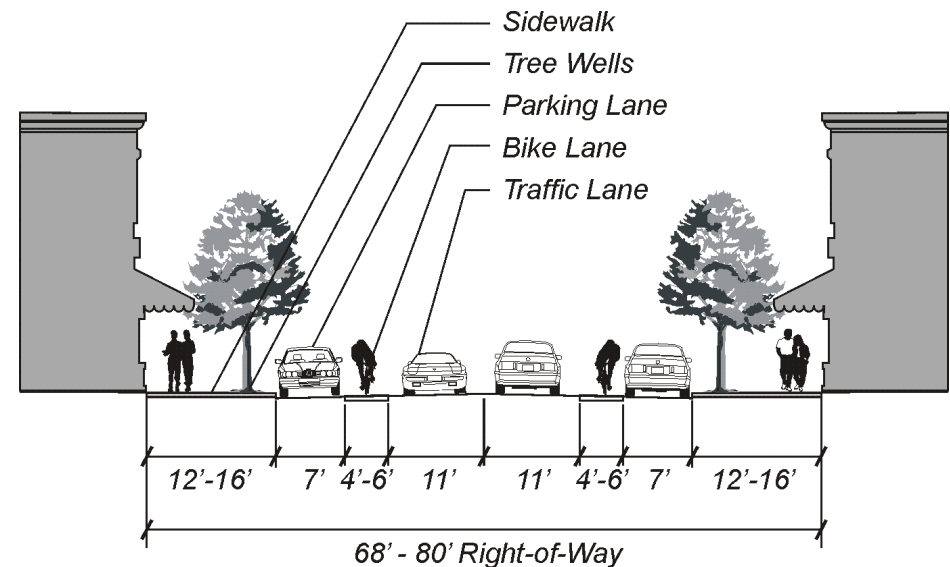
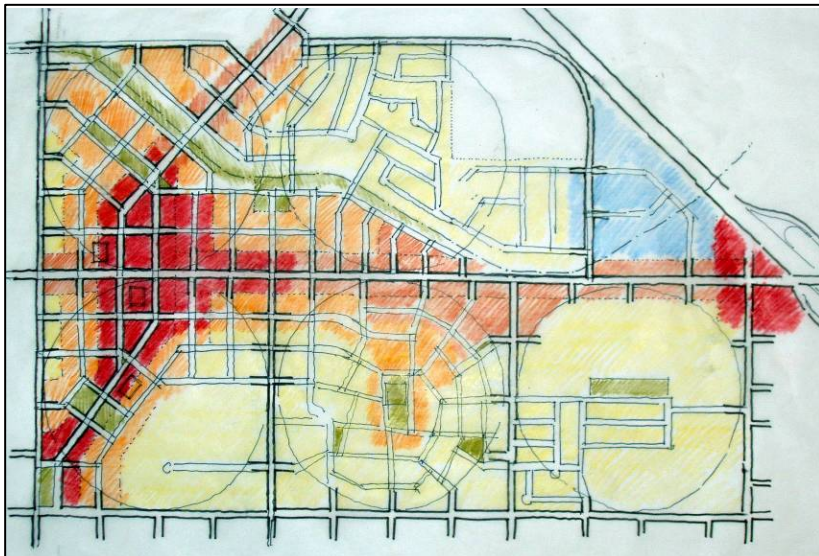
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Preparing a Form-Based Code

3. Prepare Regulating Plan
4. Develop urban standards (streets, block, building placement, height, land uses, etc.)
5. Develop architectural standards (building and/or frontage typologies, etc.)



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Defining Land Use Types – Simplify, Consider Performance

General Retail, except

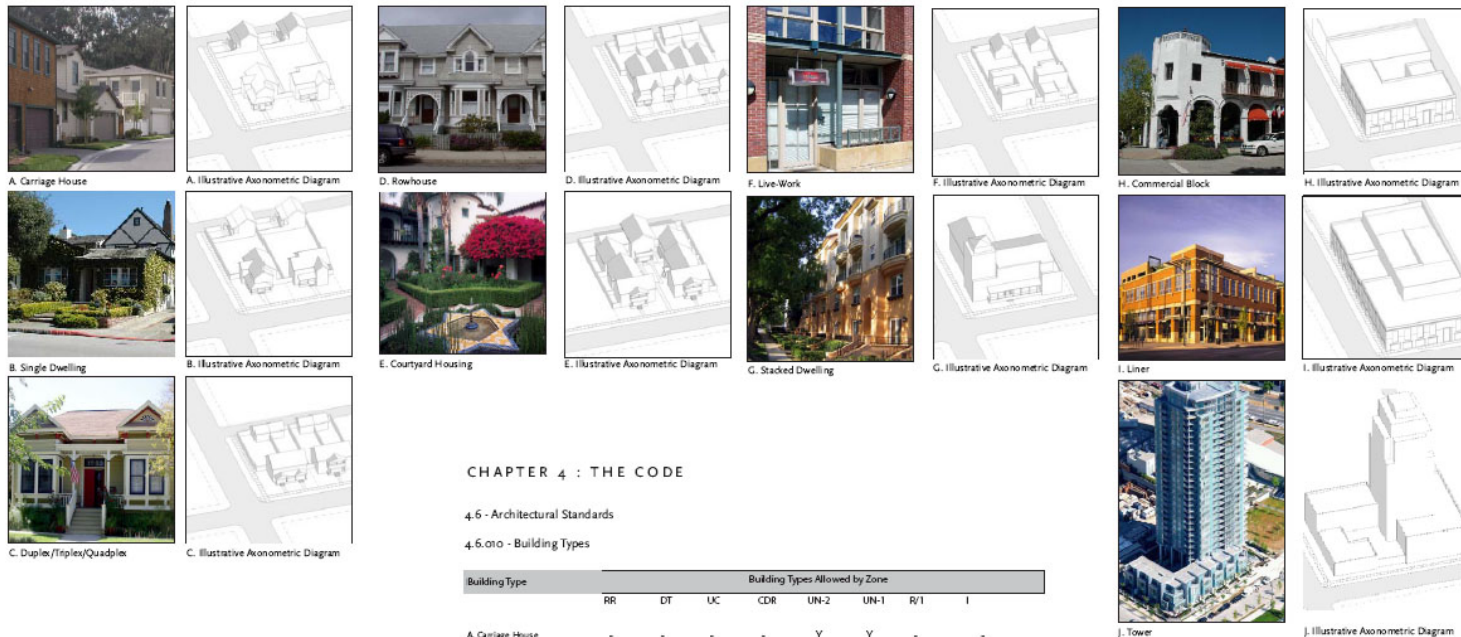
- Operating between 9 pm and 7 am
- With alcoholic beverage sales
- Selling used merchandise
- With floor area over 50,000 sq.ft.
- With on-site production of items sold

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CITY OF
SAN JOSE
CAPITAL OF SILICON VALLEY
10th Largest U.S. City

Building Typology



CHAPTER 4 : THE CODE

4.6 - Architectural Standards

4.6.010 - Building Types

Building Type	Building Types Allowed by Zone							
	RR	DT	UC	CDR	UN-2	UN-1	R/I	I
A. Carriage House	-	-	-	-	Y	Y	-	-
B. Single Dwelling	-	-	-	-	Y	Y	Y	-
C. Duplex/Triplex/Quadplex	-	-	-	-	Y	Y	Y	-
D. Rowhouse	-	-	Y	-	Y	-	-	-
E. Courtyard Housing	Y	Y	Y	-	Y	-	-	-
F. Live-Work	Y	Y	Y	Y	Y	Y	Y	Y
G. Stacked Dwelling	Y	Y	Y	-	-	-	-	-
H. Commercial Block	Y	Y	Y	Y	-	-	-	Y
I. Liner	Y	Y	Y	-	-	-	-	-
J. Tower	Y	-	-	-	-	-	-	-
* Industrial	-	-	-	-	-	-	Y (house size)	Y

DEVELOPMENT CODE- BUILDING TYPES

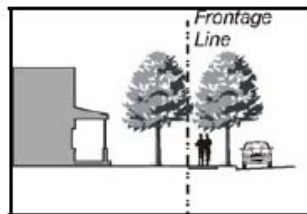
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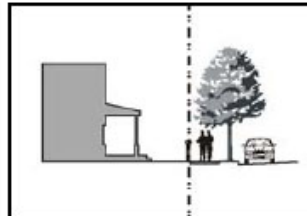


Frontage Types

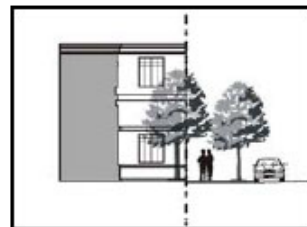
Front yard



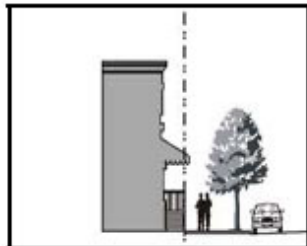
Porch



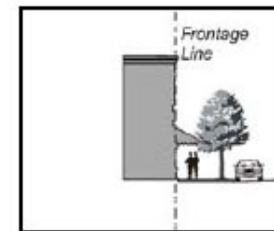
Forecourt



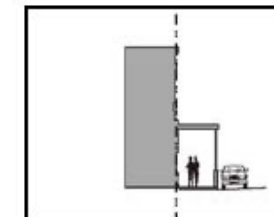
Stoop



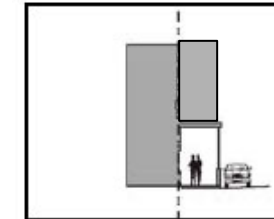
Shopfront



Gallery



Arcade



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The Result: A Place-Based Code

B: DEVELOPMENT STANDARDS 2 : URBAN AND USE STANDARDS : NEIGHBORHOOD CENTER

The Neighborhood Center is a where many uses and activities occur for a several neighborhoods, rather than the whole town. It is usually at a central location, within walking distance of the surrounding, primarily residential, areas. Retail, office, and multifamily housing occur in this area.

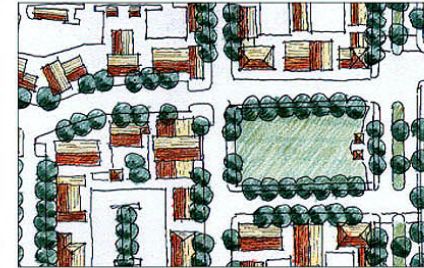
The Neighborhood Center is located adjacent to San Antonio Boulevard just west of Spreckels Boulevard. The plan requires a neighborhood green surrounded by residential, retail, office, and civic buildings that are a minimum of two stories high and are located up to the property line at the sidewalk to create an enclosed public space.

Parking is provided for predominately on the street, around the green as well as behind the main buildings, accessed through alleyways. The landscape of the neighborhood green is somewhat formal: trees aligned at the edges, grass in the middle, simple pathways, with a small pavilion on axis to the main civic use at the north.

The perspective shows these characteristics with a sense of appropriate materials - stucco on the lower floors, board and batten or lap siding above, a mix of hip and gable roofs, and a variety of balconies, arcades and awnings to shade the sidewalk.



NEIGHBORHOOD CENTER SQUARE AND STREETScape



NEIGHBORHOOD CENTER PLAN AT SQUARE

USES and ARCHITECTURAL TYPES	BUILDING PLACEMENT	BUILDING FRONTAGE	PARKING PLACEMENT	BUILDING HEIGHT and PROFILE
PRINCIPAL PERMITTED USES Civic Multi-Family Residential Office Personal Services Retail Single Family Residential Townhouses Temporary Offices ARCHITECTURAL TYPES ALLOWED and REQUIRED PERCENTAGE MIX * Flex Buildings (25% min - 80% max) Courtyard Apartments (0% min - 25% max) Townhouses (10% min - 25% max) Arboleda Lane Homes (10% min - 25% max) Cottages (0% min - 25% max)	<p>SETBACKS Buildings shall be placed within the shaded area as shown in the above diagram.</p> <p>Front Setback: 0' min - 5' max for 75% of building facade Side Street Setback: 0' min - 10' max Sideyard Setback: 0' min - 10' max Rear Setback: 5' min</p> <p>Interior side setback may be eliminated for lots less than 35' wide.</p>	<p>ENCROACHMENTS ALLOWED: Arcades, Awnings, Balconies may encroach on the public ROW as shown in the shaded area (min 8' wide, 8' high clear walkway between building face and column/post and min 4' between curb face and column/post)</p> <p>FRONTAGE TYPES ALLOWED: Gallery & Arcade, Shopfront & Awning, Balcony, Stoop, Forecourt, Dooryard / Lightcourt, Porch (Height for fences and walls: max 48" - min 24")</p>	<p>PARKING REQUIREMENTS On-site parking is allowed only in the shaded area as shown. Vehicular access is permitted only from the alley or side streets. A maximum of 4 cars is allowed in front of Flex Buildings and Courtyard Apartments, with access from the street.</p> <p>1 space per 300 sqft of retail or office (located on-site or on-street, directly in front or to the side of the lot, or in shared parking facility within 300ft) 1 covered on-site space per residential unit, plus 1 space located on-site or on-street, for each additional bedroom per unit over 1 bedroom</p>	<p>MAXIMUM HEIGHT AND PROFILE HEIGHT Building height shall be measured in number of stories, above a maximum 6' raised first floor. Inhabited attics with dormers and gable-end windows shall not be counted as a story.</p> <p>Minimum: 2 stories Maximum: 4 stories</p>

* Percentage mix shall be calculated by net developable acres per zone. Zones on each side of Spreckels Road shall be calculated separately.



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Using a Form-Based Code

1. Locate property, identify applicable zone
2. Review subdivision standards (streets, blocks)
3. Note allowed land use types and permit requirements
4. Note allowed architectural and frontage types
5. Note applicable urban standards
6. Note applicable architectural standards
7. Design/review project

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Resources

The Form-Based Codes Institute

www.formbasedcodes.org

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Next Steps

- Draft Environmental Impact Report
- Refine Plan as needed
- Prepare Form-Based Zoning Code